



## Arlington Conservation Commission

**Date:** Thursday, December 16, 2021

**Time:** 7:30 PM

**Location:** Conducted by Remote Participation

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the October 7, 2021 public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom. Register in advance for this meeting: <https://town-arlington-ma-us.zoom.us/join/60btR6b>

### Agenda

#### 1. Administrative

- a. 7:30 p.m. Review and approval of 11/18/21 and 12/2/21 minutes

Prepared notes from the Conservation Agent on current affairs, including:

- Cooke's Hollow vegetation replacement plan
- Review of public inquiries
- Site visit reports

Zoning Working Group update by Pam Heidell

#### 2. Discussion

- a. 7:45 p.m. Presentation: Proposed bylaw changes concerning cultivar vegetation

Associate Conservation Commissioner Cathy Garnett will present on the impacts of cultivar vegetation to wetland areas and propose changes to Arlington's local wetlands bylaw.

#### 3. Hearings

##### **Request for Determination of Applicability - 64 Wright Street**

- 8:15 p.m. **64 Wright Street** (continued from 11/18/21)

The project proposes removal of three trees at 64 Wright Street in Arlington, two of which occur within the 100-foot Buffer Zone to an off-site Bordering Vegetated

Wetland (BVW). A Japanese knotweed (*Polygonum cuspidatum*) root barrier is also proposed within the 100-foot Buffer Zone. This hearing continues conversation at the 11/18/21 Conservation Commission meeting to discuss types of replacement trees to be planted.

Materials reviewed: 64 Wright Street RDA

4. Updates

a. 8:45 p.m.

**Review of Community Preservation Act funding applications**

Conservation Commissioner Pam Heidell will present a draft of the FY23 CPA application for a feasibility study of Mt. Gilboa, the Commission's largest land holding.

Conservation Agent David Morgan will speak to the FY23 CPA application for a feasibility study of Cooke's Hollow.

b. 9:00 p.m.

**Updates from the Water Bodies Working Group**

Conservation Commissioner David White will provide an update on matters before the Water Bodies Working Group.



## Town of Arlington, Massachusetts

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### Request for Determination of Applicability - 64 Wright Street

#### Summary:

8:15 p.m. **64 Wright Street** (continued from 11/18/21)

The project proposes removal of three trees at 64 Wright Street in Arlington, two of which occur within the 100-foot Buffer Zone to an off-site Bordering Vegetated Wetland (BVW). A Japanese knotweed (*Polygonum cuspidatum*) root barrier is also proposed within the 100-foot Buffer Zone. This hearing continues conversation at the 11/18/21 Conservation Commission meeting to discuss types of replacement trees to be planted.

Materials reviewed: 64 Wright Street RDA

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	64_Wright_Street_-_Revised_Tables_and_Cultivar_Information.pdf	64 Wright Street - Revised Tables and Cultivar Information
Reference Material	64_Wright_Street_-_Revised_Landscape_Plan_12-14-21.pdf	64 Wright Street - Revised Landscape Plan 12-14-21
Reference Material	Email_Summarizing_Changes_to_RDA_from_Julia_Hoogeboom_LEC_to_David_Morgan.pdf	Email Summarizing Changes to RDA received from J. Hoogeboom 12-14-21

## Revised Tables

Revised Table 1. Trees to Be Removed (with the addition of the # of Required Replacement Trees)					
Tree	Species	DBH	Estimated Spread	Estimated Canopy Cover	# of Required Replacement Trees
1. Box Elder	<i>Acer negundo</i>	12" (largest trunk)	30'	700± s.f.	2
2. Box Elder	<i>Acer negundo</i>	11" (largest trunk)	30'	700± s.f.	2
3. Weeping Willow	<i>Salix babylonica</i>	78"	65' (sparse)	3,318± s.f. (sparse)	3

Revised Table 2. Tree Replacement Species					
Tree	Species	Caliper** or largest available if smaller	Mature Canopy Spread	Native to Arlington	Invasive
1. Tamarack	<i>Larix laricina</i>	2-3.5"	20'	Yes	No
2. Alternate leaf dogwood	<i>Cornus alterniflora</i>	2-3.5"	25'	Yes	No
3. Black gum	<i>Nyssa sylvatica</i>	2-3.5"	30'	Yes	No
4. American hornbeam	<i>Carpinus caroliniana</i>	2-3.5"	25'	Yes	No
5. Fringe-tree	<i>Chionanthus virginicus</i>	2-3.5"	20'	No	No
6. Flowering dogwood 'rubra'	<i>Cornus florida 'rubra'</i>	2-3.5"	25'	Yes	No
7. Apple Serviceberry 'Autumn Brilliance'	<i>Amelanchier x grandiflora 'Autumn brilliance' (hybrid between a. arborea X a. laevis)</i>	2-3.5"	20'	Yes	No
8. Sugar Maple	<i>Acer saccharum</i>	2-3.5"	40'	Yes	No
9. Witch Hazel	<i>Hamamelis virginiana</i>	2-3.5"	20'	Yes	No

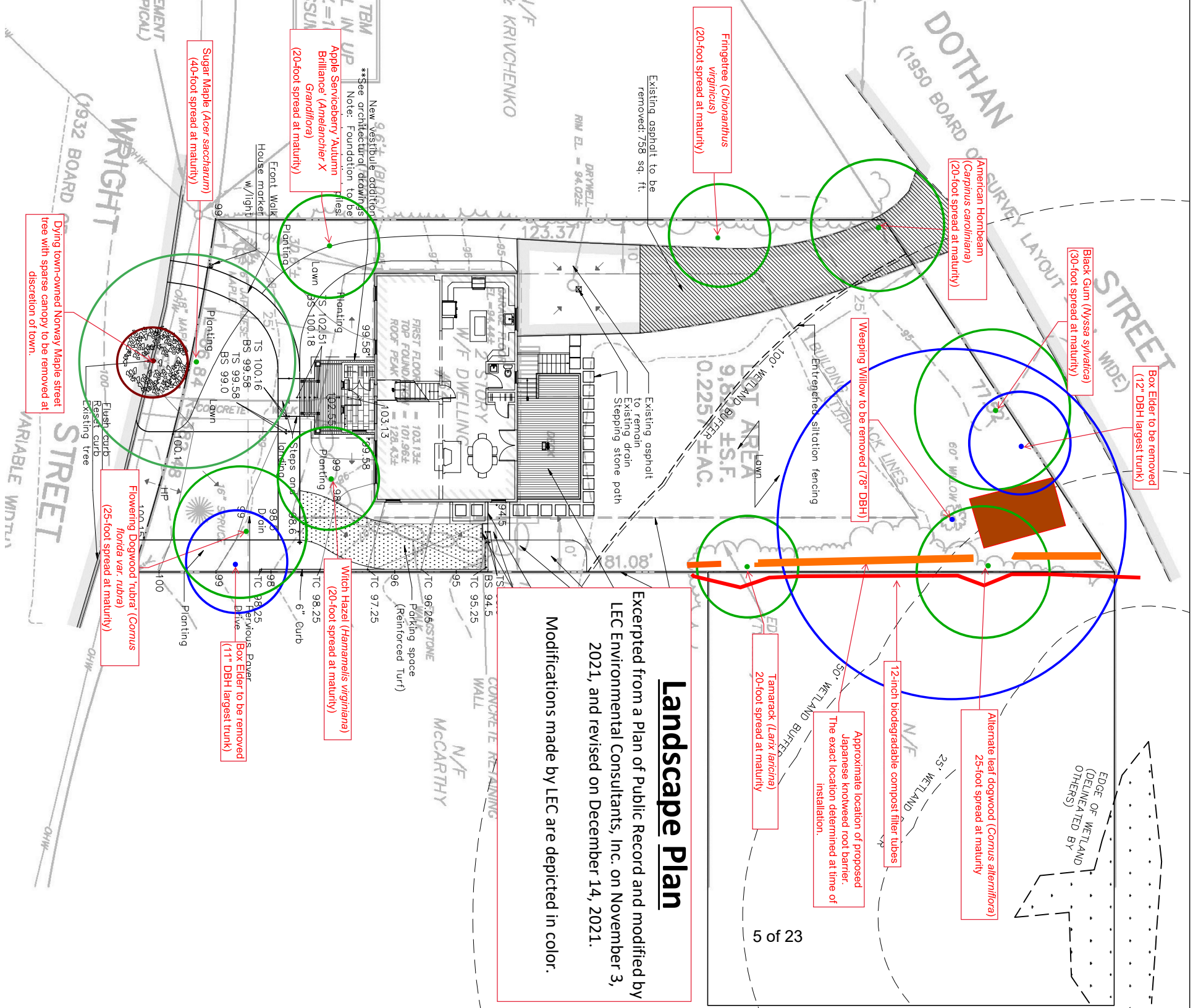
## Cultivar Information

### Apple serviceberry 'Autumn Brilliance' (*Amelanchier X Grandiflora 'Autumn brilliance'*)

- Hybrid between two native species (*Amelanchier arborea* X *Amelanchier laevis*)
- The cultivar doesn't affect berry or flower production. Apple serviceberries provide an abundance of both, therefore providing food for birds and nectar sources for pollinators.
- Modifies the autumn leaves to more brilliant red.
- Grows faster than the straight species
- Resistant to diseases
  - Studies show that disease resistance is not always correlated to decreased herbivore browsing.
  - Disease resistant plants reduce the need for pesticides

### Flowering Dogwood 'Rubra' (*Cornus florida 'rubra'*)

- The cultivar has pink flowers while the straight species has white flowers.



## Landscape Plan

Excerpted from a Plan of Public Record and modified by  
LEC Environmental Consultants, Inc. on November 3,  
2021, and revised on December 14, 2021.

Modifications made by LEC are depicted in color.

**From:** Julia Hooageboom <jhooageboom@lecenvironmental.com>  
**To:** David Morgan <DMorgan@town.arlington.ma.us>  
**Cc:** Gayle Namchuk <gaylenamchuk@gmail.com>, Richard Kirby <RKirby@lecenvironmental.com>  
**Date:** 12/14/2021 01:36 PM  
**Subject:** RE: Cultivar Info- 64 Wright Street RDA

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Hi David,

Attached are Tables showing the revised Tree Replacement Species, a brief description of the Apple Serviceberry 'Autumn Brilliance' and Flowering Dogwood 'Rubra' cultivars, and a revised Landscape Plan showing the location of the Japanese Knotweed root barrier and associated erosion controls.

The proposed tree replacement species have been revised to specify only straight native plants instead of cultivars, with the exception of the cultivars Apple Serviceberry 'Autumn Brilliance' and Flowering Dogwood 'Rubra'. Information about these cultivars is provided below the revised Tables (attached). The proposed tree replacement species are shown on the *Revised Landscape Plan* (also attached).

As described in the RDA and presented at the November 18, 2021 Public Hearing, the proposed project involves removing a large, dying willow. Under existing conditions, the willow canopy casts shade along the northern property boundary and an adjacent dense monoculture of Japanese knotweed located on the property to the north. Once the willow's canopy has been cut, it is possible that the increased sun exposure will result in further spread of the Japanese knotweed onto the subject property. Therefore, the homeowner is proposing a Japanese knotweed root barrier along the northern property boundary (new located revised from the edge of lawn). A 1 to 2-meter deep trench will be excavated with a mini-excavator, and an interwoven reinforced polyethylene (or similar) barrier will be placed within the trench. After installing the barrier, the trench will be backfilled and any disturbed soil will be covered with existing leaf litter and left to naturalize. The exact location of the root barrier will be determined at the time of installation, and will be located far enough away from any trees so as to not significantly inhibit tree growth.

The project has been revised to implement an erosion control program to protect the adjacent offsite Bordering Vegetated Wetland (BVW) during the Japanese knotweed barrier installation. The plan for the control of potential impacts to the BVW is based on DEP guidelines and specifies 12-inch diameter compost filter tubes installed along the northern property boundary, just north of the proposed location of the Japanese knotweed root barrier. The location of the proposed root barrier and erosion controls are shown on the Landscape Plan (attached).

Looking forward to discussing these items at the public hearing this Thursday!

-Julia

### **Take a Hike with LEC! [December Hike: Eel River Preserve](#)**

*Based on updated guidance from the CDC and the Governors of MA, RI, and NH, all LEC staff are fully vaccinated and have resumed working from their respective office locations. LEC staff will continue to follow the CDC and Governors' recommendations, and follow any policies in place by our clients or any establishment we visit.*

Julia Hooeboom  
Wetland Specialist

**LEC Environmental Consultants, Inc.**

380 Lowell Street, Suite 101, Wakefield, MA 01880

Office: 781.245.2500

Cell: 781.606.5249

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**From:** David Morgan <DMorgan@town.arlington.ma.us>

**Sent:** Monday, November 29, 2021 8:59 AM

**To:** Julia Hooeboom <jhooeboom@lecenvironmental.com>

**Cc:** Gayle Namchuk <gaylenamchuk@gmail.com>

**Subject:** RE: Cultivar Info- 64 Wright Street RDA

7 of 23

Unfortunately, I don't have the information, either. This is a new topic for ConCom and I have yet to provide any guidance on it. The resources Cathy mentioned were offered by two of the botanical societies in the midwest. I remember her saying Minnesota and Illinois, but I can't say for certain, and neither do I know where those resources are listed. I'll follow up with Cathy now.

David Morgan | Environmental Planner + Conservation Agent | 781.316.3012

Arlington values equity, diversity, and inclusion. We are committed to building a community where everyone is heard, respected, and protected.

From: Julia Hoogeboom <[jhoogeboom@lecenvironmental.com](mailto:jhoogeboom@lecenvironmental.com)>  
To: David Morgan <[DMorgan@town.arlington.ma.us](mailto:DMorgan@town.arlington.ma.us)>  
Cc: Gayle Namchuk <[gaylenamchuk@gmail.com](mailto:gaylenamchuk@gmail.com)>  
Date: Sun, 28 Nov 2021 14:21:18 +0000  
Subject: RE: Cultivar Info- 64 Wright Street RDA

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Hi David,

I still have not heard from Cathy regarding the website to look up acceptable cultivars. Do you think you could pass this information along to me?

Thanks,  
Julia

**Take a Hike with LEC! November Hike: Heins Farm Conservation Area**

*Based on updated guidance from the CDC and the Governors of MA, RI, and NH, all LEC staff are fully vaccinated and have resumed working from their respective office locations. LEC staff will continue to follow the CDC and Governors' recommendations, and follow any policies in place by our clients or any establishment we visit.*

Julia Hoogeboom  
Wetland Specialist  
**LEC Environmental Consultants, Inc.**  
380 Lowell Street, Suite 101, Wakefield, MA 01880  
Office: 781.245.2500  
Cell: 781.606.5249

From: David Morgan <[DMorgan@town.arlington.ma.us](mailto:DMorgan@town.arlington.ma.us)>  
Sent: Wednesday, November 24, 2021 10:42 AM  
To: Julia Hoogeboom <[jhoogeboom@lecenvironmental.com](mailto:jhoogeboom@lecenvironmental.com)>  
Cc: Gayle Namchuk <[gaylenamchuk@gmail.com](mailto:gaylenamchuk@gmail.com)>  
Subject: RE: Cultivar Info- 64 Wright Street RDA

I don't have an update but will note the postponement again when I circulate the agenda later today. Since the decision to continue was left to you as applicants, I don't foresee any issue.

David Morgan | Environmental Planner + Conservation Agent | 781.316.3012

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From: Julia Hoogeboom <[jhoogeboom@lecenvironmental.com](mailto:jhoogeboom@lecenvironmental.com)>  
To: David Morgan <[DMorgan@town.arlington.ma.us](mailto:DMorgan@town.arlington.ma.us)>  
Cc: Gayle Namchuk <[gaylenamchuk@gmail.com](mailto:gaylenamchuk@gmail.com)>  
Date: Wed, 24 Nov 2021 13:54:37 +0000  
Subject: RE: Cultivar Info- 64 Wright Street RDA





## Town of Arlington, Massachusetts

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### Review of Community Preservation Act funding applications

#### Summary:

8:45 p.m.

#### **Review of Community Preservation Act funding applications**

Conservation Commissioner Pam Heidell will present a draft of the FY23 CPA application for a feasibility study of Mt. Gilboa, the Commission's largest land holding.

Conservation Agent David Morgan will speak to the FY23 CPA application for a feasibility study of Cooke's Hollow.

#### **ATTACHMENTS:**

Type	File Name	Description
▢ Reference Material	DRAFT_Mt._Gilboa_Application_-_PHedits_jr_NS_(1).pdf	Draft - Mt. Gilboa Application

**A-1 PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.**

**1. Goals: What are the goals of the proposed project?**

Mt. Gilboa is an important natural, as well as cultural, asset that could be better utilized and protected. The objective of this project is to evaluate how to best enhance the property as a conservation asset as well as to assess suitable uses for the principal and accessory structures atop the hill. When the Crescent Hill Subdivision of 1872 was laid out, two and a half acres of land on top of Mt. Gilboa was designated as a park site. There was talk of an observatory on top of the hill. That vision was not realized, and instead a house was constructed 50 years later. Over the years, there have been various proposals for Mt. Gilboa. The goals of this proposed project/feasibility study are to solicit input from the community and various stakeholders to develop an actionable plan that will realize the community's visions for Mt. Gilboa, making the property becomes more accessible to the community and enhancing it as a conservation asset.

While the project fits within the framework of Open Space preservation, it may overlap with multiple Community Preservation Act categories, as described further below.

Background

Mt. Gilboa is comprised of 10.2 acres of wooded land in northwest Arlington. Mt. Gilboa represents one of the highest points in Arlington and is the largest space under the jurisdiction of the Conservation Commission. The buildings are managed by the Town Manager's Office and have been rented through summer 2021. This tall, wooded hillside hosts walking trails available to the public, affording great views from the top. There are few other woodlands in Arlington that provide areas for passive recreational activities and nature observation. It is, however, a complicated property. In addition to public trails, the crest of the hill contains a residential structure. The house and its surroundings are part of the Mt. Gilboa-Crescent Hill Historic District. The house has also been discussed as potentially being for affordable housing. A two-car garage is near but not attached to the house.

The site consists of eight parcels of land, with ownership listed as either the Town of Arlington or the Arlington Conservation Commission. Various Town Meeting records indicate support for utilizing the property for nature education programs, public gatherings, and as a general viewshed of the region. [The Mt. Gilboa property](#) is a protected [site](#) under the [state's](#) Article 97 [of the Massachusetts Constitution and the state's Article 97](#) policy (a change in use requires an affirmative 2/3 vote from Town Meeting, [and a 2/3 vote from the state legislature](#)) [and under, and compliance with federal](#) Land and Water Conservation Fund regulations) [which affords protection under the Massachusetts Constitution](#).

The entirety of the site is zoned Open Space according to the Town of Arlington's Zoning Bylaw [and zoning map](#). The stated purpose of the Bylaw includes "to protect and

preserve open space as a natural resource, for the conservation of natural conditions for flora and fauna, and to serve as urban amenity for scenic and aesthetic enjoyment and recreational use.” The Bylaw states that open space shall “encourage social interaction, maximize its utility, and facilitate maintenance” and “[s]tructures, where present, are clearly accessory to the principal open space and recreation functions of the property.” This [clarification provision](#) is relevant to the structure on the Mt. Gilboa property.

Mt. Gilboa is [recognized](#) as historically significant and is part of the 31-acre Mt. Gilboa/Crescent Hill Historic District established in 1991 (bounded by Westminster Ce, Crescent Hill Ave, Montague St, and Westmoreland Ave). Per the 1991 report to Town Meeting, establishment of the district was to provide comprehensive protection of the land and was to complete a neighborhood goal to provide a local park.

Comment [NS1]: By who?

Locating a park on top of Mt. Gilboa was discussed as far back as 1874. As the 1991 Report to Town Meeting notes: “Description of the proposed park in the 1874 Arlington Advocate described the view from the park, ranging from the urban center of Boston and Cambridge to the peaks of Monadnock. All those and more can be seen from Gilboa Rock, and on this elevated eminence it is proposed to lay out a park, and area of about 2 1/2 acres, with an observatory...” The 1991 Report further notes: “A Committee was formed by Article II of the 1884 Town Meeting and was supposed to report to the March 1885 Town Meeting. No records exist as to why the attempt failed. Forgotten, the park site was subdivided into 11 house lots, although only one house, the Lester Hayden house, was ever built on site.”

The Lester Hayden House, a 1,960 s.f. (finished area) home constructed in 1924, is listed in the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The Arlington Historic Districts Commission maintains jurisdiction over any construction or exterior alteration of the building. The house currently presents a challenge to the Town for its long-term maintenance, and its current state of disrepair has raised safety and liability concerns. Utilizing the property in a manner that generates revenue for the Town could help to sustain and maintain the property.

An integral part of the proposed study is to determine the best use of the structure, and to identify whether the structure should be repurposed, such as to fulfill the original vision for an observatory atop Mt. Gilboa. The final outcomes of this technical analysis and redesign should be reinvigorated the area to make it widely known, well utilized, and easily accessed.

## **2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans? If so, please specify.**

Mt. Gilboa has a long history and is indisputably an important natural resource and cultural asset. When the Conservation Commission acquired approximately seven acres of the site in 1968, there was Town Meeting support for utilizing the property for nature education programs, public gatherings, and a general viewshed of the region. Neighborhood groups have talked about reprising the site as a vista park for sitting and bird watching. Recognizing the unique nature of Mt. Gilboa, the Town is committed to

preserving the conservation aspect of the site but is open to new possibilities for use of the building. The feasibility assessment and public participation process will help define future potential uses of the building. The assessment will include potential scenarios with associated revenues for each option and the necessary action steps and timeline.

The project is consistent with needs identified in existing town plans, including the Master Plan and the Open Space and Recreation Plan, as detailed below.

### Master Plan

#### Natural Resources Open Space Goals and Policies

- Value, protect, and enhance the physical beauty and natural resources of Arlington.
- Treasure our open spaces, parks, recreational facilities and natural areas.

#### Public Facilities & Services Goals and Policies:

- Build, operate, and maintain public facilities that are attractive and help to minimize environmental impact and that connect Arlington as a community.
- Maintain and beautify our public parks, trails, play areas, and streetscapes.

#### Historic and Cultural Resources Goals and Policies:

- Maintain, protect, preserve, and promote historic and diverse cultural resources in all neighborhoods.
- Provide attractive, well-maintained spaces for residents to meet, play, and grow.
- Provide space for arts and cultural activities for all ages.

Particularly relevant to Mt. Gilboa, the Master Plan also notes:

“Arlington’s historic landscapes are as varied as the town’s historic buildings, representing both formal landscapes designed by landscape architects and heritage landscapes formed by generations of human interaction with the land. In addition to offering a visual respite from the town’s densely settled build environment, these landscapes serve as community gathering spaces and areas for quiet contemplation.

“Successful preservation of a community’s historic assets requires a concerted effort by municipal leaders and boards, private organizations and local residents to protective resources that serve as both a tangible reminder of a community’s past and a vital component of its contemporary sense of place. “

### *Open Space and Recreation Plan (2015-2022)*

- Preserve, maintain, and enhance existing open spaces, including watersheds, water bodies, and natural areas; parks, playgrounds and outdoor recreational facilities; and historic sites and cultural landscapes.

- Increase public awareness, accessibility, and community stewardship of the town's open space and recreational facilities.

Additionally, the town's Arts and Culture Action Plan established the following goals:

- [3.6] Develop a plan for maintaining temporary and permanent public art and historic resources in public buildings and town-owned public spaces.
- [3.9] Engage arts and cultural resources as part of strategy for environmental resources education, preservation, marketing, and promotion.
  - o Use public art and creative placemaking to activate underutilized parks and open spaces.
  - o Facilitate partnerships among local arts and culture community and environmental advocates as part of open space planning and capital improvement projects in parks and open spaces.
- [3.10] Engage arts and cultural resources as part of strategy for preserving, marketing, and promoting historical and cultural resources.
  - o Employ artists to design wayfinding for historic and cultural resources through a juried or curated public art and design process.

**Comment [2]:**

PH comment. I didn't see any specific recommendations in the Survey Master Plan that relate to this proposed study. Yes, it does acknowledge the District. I think we have included enough info here without mentioning the Survey.

**Comment [JR3]:**

I think it's important to reference that the Survey Master Plan was a document that helps the town with historic preservation goals. The house's relationship to the Mt Gilboa district is important to reference, especially if we intend to partner with the Districts Commission and neighbors.

Please include elements the Survey Master Plan and note the connection of this parcel to the master plan.

**3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.**

Under separate cover, letters of support from the Arlington Open Space Committee, the Arlington Historical Commission and the Arlington Historic District Commission will be provided.

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**4. Project Documentation: Attach any applicable engineering plans, architectural Drawings, site plans, photographs, any other renderings, relevant studies or material.**

*See Appendix A*

**5. Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?**

July 2022	Assemble Advisory Committee to assist with reviewing deliverables provided by consultant and assisting with community engagement  Issue Request for Qualifications for feasibility assessment (including legal background analysis, building assessment, and visioning)
August-September 2022	Begin Legal and Feasibility Analysis and <u>begin</u> Community Visioning process
September 2022	Public Forum to present initial findings, share survey results, and receive input on use priorities
November 2022	Public Forum to present Draft Feasibility Analysis and discussion about recommendations and next steps
December 2022	Present Final Feasibility Analysis, and Resource Identification to Conservation Commission
January 2023	File Warrant Articles for 2023 Annual Town Meeting, if needed Deliver analysis of viability of design scenarios for built structures
February 2023	Project completion, submission of final report

**6. Credentials: How will the experience of the applicant contribute to the success of this project?**

The project will use the experience of the Conservation Commission, the Town's Environmental Planner/Conservation Agent, the Director of the Department of Planning and Community Development, and will coordinate with the Arlington Historical Commission, Arlington Historic Districts Commission, Mt. Gilboa/Crescent Hill Historic District, the Open Space Committee, and the Town Manager on this project.

**7. Budget: What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)**

A feasibility analysis, including a community engagement and visioning process to gather feedback, would allow the Conservation Commission and the Town to develop plans to better utilize Mt. Gilboa, and would ascertain the best use of the building while preserving the conservation aspect of the site and enhancing accessibility.

Proposed tasks include the following:

1. Legal analysis (\$6,000) – Review of all property legal documents for historic and conservation restrictions. Determination of possible uses for site given zoning, land use, and other constraints.
2. Feasibility Analysis (\$50,000) – Evaluation from a Professional Engineer and Licensed Architect/Historic Architect of the two structures (residence and garage) on site for safety, structural integrity, and potential options or limitations for reuse. The evaluation should also assess what options/alterations are appropriate, and their respective costs, given the limitations on alterations of structures or exterior architectural features as a result of the structure's historic structure status. Possible outcomes for new programming of the existing structures or redevelopment include a nature education site, observatory, housing, artistic installation or artist studios/ cultural space or some combination thereof. Following an analysis, design scenarios for re-use must be tested for cost and maintenance efficiency and public support and likelihood of approval by the Arlington Historical Commission. Several scenarios for each building should be tested with cost analysis including demolition, rehabilitation, and new construction, including permitting and required local and state reviews and approvals.
3. Community Visioning (\$10,000) – Multi-part public input process to gather in-person and digital feedback from a diverse group of participants on different use scenarios for the buildings. This will guide future programming for the site. The DPCD will assist with project design, management, and any implementation of this project.
4. Resource Identification (\$3,000) Review of state or federal grant funding opportunities that can be sought to assist with any proposed recommendations.
5. Final Report (\$3,000) – A summary of findings and pro forma for the chosen use of the property showing wide community support. The result should present actionable steps and preliminary/conceptual design costs to revitalize the building.

Tasks identified above, with the exception of Task 5, may be conducted concurrently. This project will ensure that any plan for Mt. Gilboa will be pursued in a thoughtful and strategic way, to help prioritize and plan further in advance for financial requests.

**8. Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.**

The project does not have any other sources of funding at this time. As noted above, the feasibility study will include a review of state or federal grant funds that can be sought to assist with improvements.

**Comment [4]:**

Ph Comment. Now that the scope and budget of other tasks have been increased, do we need this much money here?

**Comment [JR5]:** I think this is a reasonable request given the potential tasks. There also may be follow up needed from special counsel on handling the parcels moving forward.

**Comment [NS6]:** I think that \$ amount should not be lowered for that scope of work.

**Comment [7]:**

Ph comment. Do we need this much for this task?

**Comment [JR8]:** There may be some important resources and opportunities that we can leverage. We want a consultant to spend the right amount of time on this task to provide us with those options.

**9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?**

The land is currently under the care and control of the Town and the Conservation Commission and is managed through a partnership between the Town Manager's Office and the Conservation Commission. Identifying a plan for the structure and surroundings will help to identify and address continuing maintenance needs.

**10. Impact on Town Budget: What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?**

The proposed study of Mt. Gilboa will have no immediate secondary effects on the Town's Operating budget. Ultimately, however, one goal of this study is to determine cost and maintenance requirements for enhanced use of the property.

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

**1. Control of Site: Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.**

Ownership, programming, and maintenance of the site is managed through a shared partnership between the Town Manager's Office and the Conservation Commission. Per the Town's Assessor records, ownership of the parcels is as follows:

Physical Address	Parcel	Owner	Size (s.f.)	Sale Date
0 Gilboa Road	84-2-2A	Town of Arlington	14,650	01/01/1901
1 Gilboa Road*	84-2-2	Town of Arlington	78,190	10/30/1990
0 Orient Ave	84-3-2	Conservation Commission	41,550	11/20/1968
0 Madison Ave	84-3-16	Conservation Commission	47,916	11/20/1968
0 Alpine St	84-6-6	Conservation Commission	64,817	1/1/1901
0 Summit St	84-3-1	Conservation Commission	57,760	11/20/1968
0 Hill Ave	84-2-1	Town of Arlington	46,783	11/06/1962

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0 Hill Ave	84-1-9	Conservation Commission	93,131	11/20/1968
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\*Parcel contains house

In 1967/68, approximately seven acres were acquired by the town through eminent domain to preserve the area for a public purpose.

**2. Deed Restrictions:** In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to Section 12 of the Community Preservation Act, must be filed with the CPAC. Provide a copy of the actual or proposed restrictions that will apply to this project.

All eight parcels at Mt. Gilboa are already protected by Article 97. No further restrictions are proposed.

**3. Acquisitions:** For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

N/A

**4. Feasibility:** Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

Please see scope of the Feasibility Study outlined in the budget section above.

**5. Hazardous Materials:** Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

There is no record of contamination on the site; legal, historic and conservation restrictions have limited development.

**6. Permitting:** Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.

No permits are needed to conduct of the feasibility study. However, the feasibility study will be conducted cognizant of the various requirements and protections for the Mt. Gilboa site, as noted below.

Article 97: [Mt. Gilboa is protected under the Article 97 of the Massachusetts Constitution and the state's Article 97 policy \(a change in use requires an affirmative 2/3 vote from](#)

**Comment [9]:**

PH comment. I don't understand the statement that seven acres of the site were acquired in 1967 through eminent domain, given that the above chart indicates that the parcels acquired in 1968 only add up to about five acres

**Comment [DM10]:** Thank you for catching this. The discrepancy is between the land acquisition record and the property card. The card lists the 1/1/1901 date, which I assume is a default when details are missing. The 0 Alpine Street parcel is the one unaccounted for. I've highlighted the date so we can return to it.

**Comment [NS11]:** It wouldn't hurt to have a CR on the property, as that offers additional protection in case the Article 97 votes are obtained . . . . And you meet this legal requirement.

~~Town Meeting, and a 2/3 vote from the state legislature). Mt. Gilboa is a protected site under the state's Article 97 policy (a change in use requires an affirmative 2/3 vote from Town Meeting, a 2/3 vote from the state legislature, and compliance with Land and Water Conservation Fund regulations) which implements protection under the Massachusetts Constitution.~~ Since Mt. Gilboa has received Land and Water Conservation Funding previously, this adds another layer of requirements and protection to the property.

Arlington Historic Districts Commission: No permit for the demolition or removal of building or structure within the district may be issued by any officer of department of the Town unless approved first by the Arlington Historic Districts Commission.

The entirety of the site is zoned Open Space according to the Town of Arlington's Zoning Bylaw. The stated purpose of the Bylaw includes "to protect and preserve open space as a natural resource, for the conservation of natural conditions for flora and fauna, and to serve as urban amenity for scenic and aesthetic enjoyment and recreational use." The Bylaw states that open space shall "encourage social interaction, maximize its utility, and facilitate maintenance" and "Structures, where present, are clearly accessory to the principal open space and recreation functions of the property." This clarification is relevant to the structure on the Mt. Gilboa property.

**7. Environmental Concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.**

~~No resource limitations apply to the Mt. Gilboa parcels. However, it should be noted that the land is steeply sloped.~~ The site is a wooded hill with glacial rock formations, and is considerably above the floodplain. There are also no known wetlands on the site. The rocky nature of the site and the steep and partially curbed road leading up to the house may influence costs related to options for improving access at the top of the hill and rehabilitating the structures on top.

The following is a description of the environs by Adaela McLaughlin, excerpted from the 1994 title *Walking the Open Spaces of Arlington, MA*.

A path follows the perimeter of the property. Starting at Crescent Hill and walking to the south of the house, the visitor will find barberry, Norway maple, red maple, red oak, white oak, black oak, cherry, hickory, low blueberry, deerberry, gray birch, white spruce, white pine, honeysuckle, sugar maple and sassafras. At the southern end, stand on a rocky outcrop and view the hills to the south. The water tower at Park Circle stands tall and clear far away. Continuing on, to the east of the house is a set of rocks overlooking a patch of woods below. An oak rooted beneath one's vision rises up, revealing the neatly "ironed" bark telltale of its genus, *Quercus*. Continuing on, one will cross an old farmers wall, the stones grown green with lichens. Hickory, sugar maple and rhododendron can also be found.

Walking further north, the path reveals a view of the houses far below. One is able to obtain a clearer perspective of "Our Town." Each house and each piece of land and everything living in this town rings with the delights of the day. It's so easy here to feel omnipresent, part of the town seen below, yet part of this beautiful, natural area as well.

**8. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.**

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The Town's Environmental Planner and Conservation Agent, under the direction of the Conservation Commission and the Department of Planning and Community Development will oversee the project. Collectively, these entities have extensive planning and project management experience. Should CPA funds be awarded, the plan is to procure consultant services through an RFP, and to specify that the consultant team possess legal, engineering, planning and historical architectural expertise.

## **9. Further Attachments**

See Appendix B

## **Five-Year Community Preservation Act Forecast (New for FY2023)**

To help the committee collaborate with other Town funding mechanisms, the committee is looking to build out a five-year revenue and expenditure forecast.

**1. Please list likely funding requests to the CPA Committee for FY2024-2027**

The outcome of this planning study could potentially lead to requests for town funding or further grant requests from various sources, including but not limited to CPA funds. However, it is impossible to anticipate the scope or financial impact of those recommendations prior to the completion of this planning project.

**Appendix A**  
Project Documentation



*Figure 1 View from above Mt. Gilboa house*



*Figure 2 Aerial view of Mt. Gilboa house*



*Figure 3* Aerial view of Mt. Gilboa showing trails

**Appendix B**  
Further Attachments